

Minutes of Planning Commission Meeting #06-04, March 20, 2006

- I **Roll Call:** Commissioners present were Chairman Tucker, Vice-Chair Fitzhugh, Stones, Supplee, and Jeffrey. S. Hatch was present as Clerk. Members of the public present were James Wilson, Bernard F. Byrne, Mary Comiskey and Brad McKay. The Meeting opening time was 7:03 PM.
- II **Approval of Minutes:** The minutes were to be addressed later on the agenda.
- III **Vote on Re-Zoning Proposal from February 20, 2006 Public Hearing:** Tucker stated he thought they had taken action on the issue but it is not in the minutes. Fitzhugh thought the Commission would be well served by taking a vote. To recap what happened on January 16, 2006, the Commission took a vote to approve the Re-Zoning proposal subject to comments received at the Public Hearing on Feb 20, 2006. The commission voted 4-0-1 with Supplee abstaining. On Feb 20, 2006 the Commission held a Public Hearing. Tucker stated he would entertain a motion on the proposal to re-zone the Recreation A zone to Urban Residential.
- Jeffrey moved to affirm the action taken on January 16, 2006 to Re-Zone that portion of the area currently zoned Recreation A, that is bounded on the West by the Rail Road Right of Way and bounded on the South by the Northerly boundary line of the Mount Hope Cemetery, it extending West to the Rail Road Right of Way, to be zoned Urban Residential. Stones seconded the motion. Tucker stated this is a vote to send this proposal to the Selectboard in order for them to take action. **The motion passed 5-0-0**
- IV **Elect Chairman and Vice Charman:** A motion was made by Jeffrey to elect Tucker as Chair, seconded by Stones. **The motion passed 4-0-1.** Tucker abstained.
- A motion was made by Stones to elect Fitzhugh as Vice Chairman, seconded by Stones. **The motion passed 4-0-1.** Fitzhugh abstained
- V **Public Participation:** Wilson asked if the meetings of the Planning Commission were supposed to be warned. Tucker stated the agenda is to be posted prior to the meetings. He did not know the time line but would by the next meeting.
- VI **Sign Permits:** None.

VII Site Plans: Norwich University has submitted a Building Permit Application for temporary cafeteria to feed the students while Harmon Hall is being re-constructed. Tucker was not sure if there was an area in the Regulations that addressed temporary structures as are proposed. McKay explained the temporary trailers for the kitchens and the temporary structures for serving, entering / exiting from the basement of the Science Building and a dish washing area. There was septic in the area of the temporary cafeteria for gray water draining, storm drains for dispersion of the water runoff from snow or rain and plenty of toilets for the expanded use of this building. The power company, water and sewer people and storm water runoff people had been contacted and there were no problems, there was plenty of capacity to handle the proposal. There was discussion among the Commissioners and with McKay. The company that runs the dining facility is responsible for the state permits associated with the Department of Health. Fitzhugh thought the only things to look at would be those conditions that would be addressed in a normal Site Plan review and do any those apply. All abutting property owners need to be notified prior to any Site Plan Review and Approval. The Special Meeting will be on April 10, 2006. All the abutting property owners will be notified prior to the Meeting. The only order of business will be the Site Plan.

VIII Other Business: None.

IX Discussion: None.

X Public Participation; non agenda items: None.

II Minutes: A motion to approve the minutes of the Public Hearing on February 20, 2006 as presented was made by Jeffrey and seconded by Fitzhugh. **The motion passed 5-0-0.**

Tucker brought up the minutes Meeting #06-03, February 20, 2006 and the fact that the McCain presentation failed because of wrong information given the applicant by the Zoning Administrator and he thought that should be noted in the minutes. Further, the second page, first paragraph, first sentence, "Following the vote," will be added to the sentence to read "Following the vote, Jolly brought another question forth." A motion to approve the minutes of Meeting #06-03, February 20, 2006 with the changes was made by Fitzhugh and seconded by Tucker. **The motion passed 5-0-0.**

XI Next Regular Meeting: April 17, 2006

XII Adjournment: A motion to adjourn was made by Jeffrey and seconded by Fitzhugh. **The motion passed 5-0-0.** The time was 7:42 PM.

Respectfully submitted,

Stephen Hatch
Zoning Administrator / Clerk

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.